LOT 3 SADDLE OF THE SOUTH ESTATE
751-2137, 802-1441, 830-1187,118

SMITHY WENDY A
476 SW BRODERICK DR
LAKE CITY, FL 32025

2025

18-4S-17-08466-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

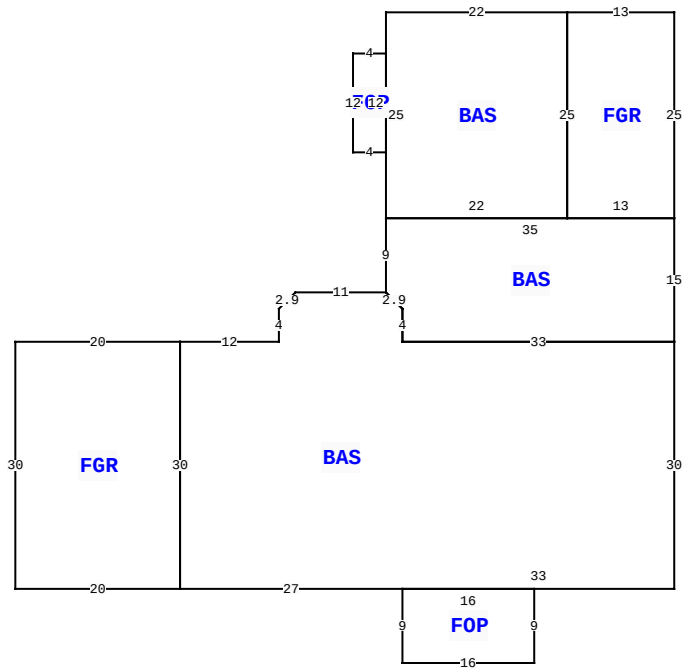
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	515	100		515	46,973
BAS	550	100		550	50,165
BAS	1,886	100		1,886	172,021
FGR	325	55		179	16,326
FGR	600	55		330	30,099
FOP	48	30		14	1,277
FOP	144	30		43	3,922
TOTALS	4,068			3,517	320,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,517	112.0192	125.46	441,243	1998	1998	0	0	0	27.30	72.70

1 SINGLE FAM – 100% - 1999 Heated Area: 2951 HX Base Yr 1999



476 SW BRODERICK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,784
TOTAL MARKET OB/XF VALUE		30,353
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		373,637
SOH/AGL Deduction		134,273
ASSESSED VALUE		239,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,642
TOTAL JUST VALUE		373,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,523

SALE:2:1: 7 LOTS - 7 PARCELS

SALE:1:1: 2 DEEDS-ALSO SEE 830-1187

LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000039336	Swimming Pool and	42,000	02/24/2020
38251	MAINT/ALTR	390	06/18/2019
13220	SFR	230	10/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0095	5/19/2009	QC	U	I	11	100
GRANTOR: STEPHEN & WENDY SMITH						
GRANTEE: WENDY SMITHY						
0830/1188	11/04/1996	WD	Q	V		13,000
GRANTOR: DANIEL CRAPPS & MATTH						
GRANTEE: STEPHEN & WENDY SMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S30 E27 E33 N30 W33 N4 U2L2 W11 D2L2 S4 $FGR=[ORIG=-12,0] W20 S30 E20 N30 $BAS=[ORIG=13,-40] E22 S25 W22 N25 $BAS=[ORIG=48,0] N15 W35 S9 D2R2 S4 E33 $FGR=[ORIG=35,-40] E13 S25 W13 N25 $FOP=[ORIG=15,30] S9 E16 N9 W16 $FOP=[ORIG=9,-35] E4 S12 W4 N12 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,272.00	UT	1.50	1.50	100	1998	1998	3	100	1,908	
2	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2021	2020		93	27,342	
3	0166	CONC,PAVMT	0	100	14	35	490.00	UT	2.25	2.25	100	2021	2020		100	1,103	

LAND DESCRIPTION

TOTAL OB/XF 30,353

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/20/2025 BY SYS